



## **EXPLANATORY NOTE**

### **BY-LAW 2012-116**

**A By-law to amend By-law 90-81, as amended.**

**Peter Casagrande and Corinne Marton  
Lots 3 and 4, Plan 65M-3064  
65 and 69 Chatelaine Drive  
Rouge North Planning District**

#### **Lands Affected**

The proposed by-law amendment applies to lands located south of Highway 407, east of Markham Road, in the Rouge River Estates, and municipally known as 65 and 69 Chatelaine Drive. The subject lands total approximately 0.6 hectares (1.5 acres).

#### **Existing Zoning**

The lands subject to this By-law are presently zoned “Suburban Residential First Density (SUR1) Zone” in By-law 90-81, as amended.

#### **Purpose and Effect**

The purpose of this By-law amendment is to implement new site-specific development standards and to establish a Holding (H) provision on the subject lands. The Holding (H) provision can only be removed following the Owner executing a site plan agreement and obtaining site plan approval for any new BUILDINGS or STRUCTURES, to the satisfaction of the Town.

The effect of this By-law amendment will be to facilitate severances of the two (2) existing lots into two (2) lots each for a total of four (4) lots.



## BY-LAW 2012-116

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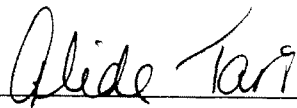
THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

- 1.0 By-law 90-81, as amended, as it applies to the lands outlined on Schedule 'A' attached hereto, is hereby amended as follows:
  - 1.1 By rezoning the lands from "Suburban Residential First Density SUR1 Zone" to (Hold) Suburban Residential First Density (H)SUR1 Zone."
  - 1.2 By adding to Section 7 – EXCEPTIONS the following new subsection:

"7.55 The provisions in this section shall apply to those lands zoned "(Hold) Suburban Residential First Density (H)SUR1 Zone" within the designated area of this By-law as shown on Schedule 'A' attached to By-law 2012-116. All other provisions of this By-law, unless specifically modified/ amended by this section, shall continue to apply to the lands subject to this section.
- 1.0 Only Permitted Uses  
The following uses are the only uses permitted:
  - a) SINGLE FAMILY DETACHED DWELLING
- 2.0 Zone Standards  
The following specific zone standards shall apply:
  - a) Minimum LOT AREA – 0.15 hectares
  - b) Minimum LOT FRONTAGE – 29 metres
  - c) Minimum SIDE YARD SETBACK – 3 metres
  - d) Minimum combined SIDE YARD SETBACK – 7 metres.
- 3.0 Hold Provision  
A Holding (H) provision is hereby established and identified on Schedule 'A' attached hereto by the letter (H) in parenthesis preceding the zoning symbol. No person shall hereafter use any lands or ERECT, or ALTER any BUILDING or STRUCTURE on lands subject to a Holding (H) provision until an amendment to this By-law to remove the letter (H) has come into effect pursuant to the provisions of the Planning Act, as amended. The Holding (H) provision applying to the lands as shown on Schedule 'A' of this By-law shall only be removed following the Owner obtaining site plan approval and executing a site plan agreement for any new BUILDINGS or STRUCTURES to the satisfaction of the Town."

- 2.0 All other provisions of By-law 90-81, as amended, not inconsistent with the provisions of this By-law shall continue to apply.

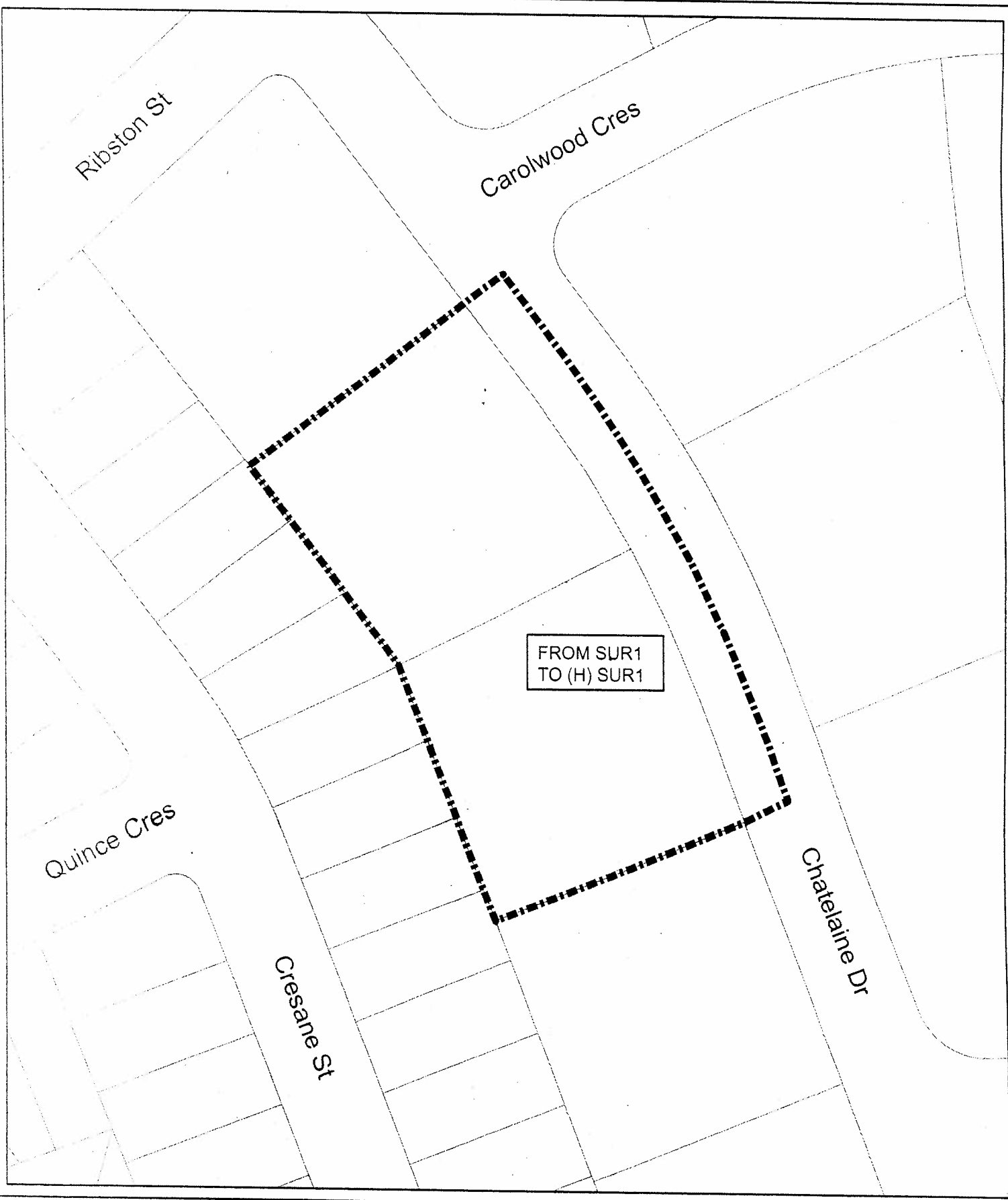
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
15<sup>TH</sup> DAY OF MAY, 2012.




ALIDA TARI  
DEPUTY TOWN CLERK



FRANK SCARPITTI  
MAYOR



BY-LAW SCHEDULE "A " TO AMEND BY-LAW 90-81

 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE  
SUBJECT TO SECTION 7.55 OF BY-LAW 90-81

 SUBURBAN RESIDENTIAL FIRST DENSITY

 HOLDING PROVISION

BY-LAW AMENDMENT NO. 2012-116 PASSED MAY 15, 2012  
Paul Singh (MAYOR) Glenn Tari (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD Checked By: SM

DATE: 03/02/12

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office